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8 *Poshbaby LLC Series 3511 Desert Cliff #201*

9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11
12 THE BANK OF NEW YORK MELLON f/k/a/
13 THE BANK OF NEW YORK, AS TRUSTEE,
ON BEHALF OF THE REGISTERED
14 SHAREHOLDERS OF ALTERNATIVE
LOAN TRUST 2006-OA7, MORTGAGE
15 PASS-THROUGH CERTIFICATES, SERIES
OA7,

16 Plaintiff,

17 vs.

18 POSHBABY LLC SERIES 3511 DESERT
CLIFF #201, a Nevada limited liability
company; CLIFF SHADOWS
19 HOMEOWNERS' ASSOCIATION, a Nevada
non-profit corporation,
20

21 Defendants.

Case No.: 2:16-cv-02719-APG-NJK

**STIPULATION AND ORDER TO EXTEND
DEADLINE TO FILE OPPOSITION TO
PLAINTIFF'S MOTION TO LIFT THE
COURT'S ADMINISTRATIVE STAY [ECF
NO. 11]**

[FIRST REQUEST]

22 IT IS HEREBY STIPULATED AND AGREED, by and between the parties, plaintiff The
23 Bank of New York Mellon f/k/a The Bank of New York, as Trustee, on Behalf of the Registered
24 Shareholders of Alternative Loan Trust 2006-OA7, Mortgage Pass-Through Certificates, Series
25 OA7 ("BNY"), by and through its attorneys of record, the law firm BALLARD SPAHR and defendant
26 Poshbaby LLC Series 3511 Desert Cliff #201 ("Poshbaby"), by and through its attorneys of record,
27 the law firm MAIER GUTIERREZ AYON, that the deadline for Poshbaby to file an opposition to
28 BNY's motion to lift the Court's administrative stay [ECF No. 11] filed on January 18, 2017, shall

1 be continued for two (2) weeks, until February 20, 2017. BNY shall have up to and including
2 March 2, 2017 in which to file its reply.

3 The requested extension is necessary to allow Poshbaby sufficient time to review and
4 appropriately respond to BNY's motion. This is the parties' first request for an extension and is
5 not intended to cause delay or prejudice to any party.

6 DATED this 30th day of January, 2017.

DATED this 30th day of January, 2017.

7 **MAIER GUTIERREZ AYON**

BALLARD SPAHR LLP

8
9 /s/ Luis A. Ayon

/s/ Sylvia O. Semper

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Mellon f/k/a The Bank of New York, as Trustee,
on Behalf of the Registered Shareholders of
Alternative Loan Trust 2006-OA7, Mortgage
Pass-Through Certificates, Series OA7

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17 **IT IS SO ORDERED.**

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UNITED STATES DISTRICT COURT JUDGE

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21 DATED this 30th day of January, 2017.
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